

Town of Grant-Valkaria  
Local Planning Agency Meeting Minutes  
Monday, September 8, 2008 at 7:00 p.m.  
Town Hall Building, 5120 Highway U.S. 1, Grant, FL 32949-2003

The meeting of the Town of Grant-Valkaria, Local Planning Agency was called to order at 9 p.m. by Chairperson Lisette Kolar and roll call to the Board Members, with the following present:

Chairperson Lisette Kolar	Town Administrator, Rick Hood
Board Member Christine King	Administrative Assistant, Linda Munroe
Vice Chairperson Don Whitehouse	
Board Member Denni Burr	
Board Member Allen Webb	
Board Member Bob Thiem, Alternate 2	

**ADDITIONS AND DELETIONS TO AGENDA**

Moved by Vice Chairperson Whitehouse, seconded by Board Member Webb to excuse Board Member's Mahaney and Mafera due to work reasons. Motion carried unanimously.

**APPROVAL OF MINUTES**

None to approve

**UNFINISHED BUSINESS**

1) Discussion of Land Development Regulations

Town Administrator Hood asked Chairperson Kolar to bring her comments to him and he will show her the changes she missed from the Local Planning Agency meeting on August 25, 2008. He also apologized for the meeting being held this evening instead of September 4<sup>th</sup> as the Board had hoped to meet. He stated to the Board that the Town Council would like to have a joint workshop with them and Miller Legg to go over the Comprehensive Plan changes that were made by them and why the changes were made. He also stated that Miller Legg staff should have larger maps that would be part of the Comprehensive Plan. Chairperson Kolar pointed out that the borders of the town center needed to be corrected on the maps by Miller Legg. Board Member King asked Town Administrator Hood about the school element. Town Administrator Hood stated to the Board that the Town Council has not authorized him to go to Miller Legg to work on the school element and the schools write the majority of it. Council Member Faden was in attendance and pointed out that the Town Council needs the Board's synopsis of the comprehensive plan. Town Administrator Hood stated that many elements are in the comprehensive plan because they are required by the State and that the Town sets the land use. Chairperson Kolar pointed out that maps will help them explain to the Town Council about the zoning changes. She also stated the Local Planning Agency did change some commercial zoning. Town Administrator Hood pointed out that the Town is 90% residential and the minimum lot size was changed to 1.25 acres, their feedback would help explain the changes. He also asked the Board Members to go over their

notes and bring with them any items that they feel important to address at the joint workshop. He stated he is at a big disadvantage since he started working for the Town towards the end of the comprehensive plan discussions. Town Administrator Hood pointed out that all of them or any of them that can are welcome to attend the joint workshop. He stated that on September 22<sup>nd</sup> there will be a Planning and Zoning Board meeting with a request from SBA for a cell tower on Ramblebrook Street.

The Planning and Zoning Board continued their discussion on the Land Development Regulations draft with *Division 3, Zoning Maps and Classifications Generally*. Board Member King inquired as to what zonings are actually in Town. Town Administrator Hood answered her with what was not crossed out by Miller Legg is what is in the Town. Chairperson Kolar pointed out that the Board left in PUD and PA for the future but Miller Legg crossed them out. Town Administrator Hood stated that he will research that and any other discrepancies they tell him about. The discussion continued with mobile home parks and the Board mentioned they did not want to have any in Town. Town Administrator Hood stated they need to keep the section mentioning mobile home parks in the Land Development Regulations because it is an allowable land use. If well and septic are allowed and it meets all the guidelines of the requirements then mobile homes must be allowed.

The Board discussed cleaning up the Commercial zoning classifications which had been changed in the Comprehensive Plan to read Local Commercial and Village Commercial and also future land use designation of residential uses. While going over the Exhibit A charts: *Consistency of Zoning Classifications with Future Land Use Map Series*, Board Member Burr pointed out that the Board needs to very carefully compare them with the Comprehensive Plan.

Moved by Board Member King, seconded by Board Member Burr to adjourn at 10:25 p.m. Motion carried unanimously.

(signature on file)

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Lisette Kolar, Chairperson

ATTEST:

(signature on file)

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Linda Munroe, Administrative Assistant

